

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS R-42 AND R-48
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS the Charlestown Development Corporation has expressed an interest in and has submitted a satisfactory proposal for rehabilitation and construction of new sales and rental housing in the "Project Area" on disposition parcels known as R-42 and R-48;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Charlestown Development Corporation be and hereby is tentatively designated as the redeveloper of Disposition Parcels R-42 and R-48 subject to:

- a. concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b. publication of all public disclosure and issuance of all approvals required by Chapter 121 and 121A of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

c. submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) evidence of the availability of necessary equity funds; and
- (ii) working drawings indicating the number and composition of the units for new construction; and
- (iii) evidence of financing commitments from banks or other lending institutions; and
- (iv) proposed development schedules; and
- (v) penalty bond in the total penal sum of \$50,000.00 in a form satisfactory to the Authority to insure adherence to the development schedule finally approved by the Authority.

2. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

3. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105E of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

MEMORANDUM

Tabled: January 2, 1970
Resubmitted: January 15, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: Tentative Designation of Redeveloper
Parcels R-42 and R-48
Charlestown Urban Renewal Project Mass. R-55

On August 10, 1969, the Authority advertised the availability of Parcels R-42 and R-48. Parcel R-42, consisting of 29,600 square feet at Thompson Square, was offered for the rehabilitation of five historic structures and the construction of eight new sales and rental units. Parcel R-48, consisting of 15,000 square feet on Sullivan Street, was offered for the construction of up to eight new sales dwelling units.

The proposal submitted by the Charlestown Development Corporation of 38 Harvard Street, Charlestown, is clearly superior in concept and conforms most closely to the design standards established for the Charlestown Urban Renewal Plan and contained in the Developer's Kit. The developer has submitted the only complete proposal and has demonstrated the necessary experience and financial qualifications to undertake the project. The proposed rental schedule for Parcel R-42 is appropriate for families of moderate and low income. The proposal for R-48 calls for sales housing for low income families under the FHA Section 235 Program.

A minimum disposition price of \$1,400.00 for Parcel R-48 was approved by the Authority on May 23, 1968. The price for Parcel R-42 will be based upon the proposal selected and will be presented to the Authority before the property is sold.

It is recommended that the Authority tentatively designate the Charlestown Development Corporation as the redeveloper of Parcels R-42 and R-48 in the Charlestown Urban Renewal Area.

An appropriate Resolution is attached.

Attachment

